**Narrative Information Sheet****1. Applicant Identification**

City of Glens Falls
City Hall, 42 Ridge Street
Glens Falls, New York 12801

2. Funding Requested

- a. Assessment Grant Type: Community-Wide Assessment
- b. Federal Funds Requested:
 - i. \$300,000
 - ii. The City of Glens Falls is not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.
- c. Contamination: Hazardous Substances

3. Location

- a) City of Glens Falls
- b) Warren County
- c) New York State

4. Property Information for Site-Specific Proposals

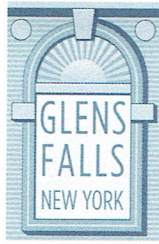
Not applicable – The City of Glens Falls is not applying for a Site-specific Assessment Grant.

5. Contacts

- a. Project Director:
Edward M. Bartholomew, Director
Office of Economic and Community Development
City Hall, 42 Ridge Street
Glens Falls, New York 12801
Tel: (518) 761-6007
Email: ebartholomew@edcwc.org
- b. Chief Executive Officer:
Daniel L. Hall, Mayor
City of Glens Falls
City Hall, 42 Ridge Street
Glens Falls, New York 12801
Tel: (518) 761-3805
Email: mayor@cityofglensfalls.com

6. Population

2013-2017 Population Estimate (American Community Survey): 14,428



Narrative Information Sheet

City of Glens Falls, NY
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7. Other Factors Checklist

None of the Other Factors listed in the Assessment Grant proposal guidelines are applicable to this project.

8. Letter from the State or Tribal Environmental Authority

Please refer to the attached acknowledgement letter from the New York State Department of Environmental Conservation (NYS-DEC).

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

625 Broadway, 12th Floor, Albany, NY 12233-7012

P: (518) 402-9764 | F: (518) 402-9722

www.dec.ny.gov

November 22, 2019

Edward M. Bartholomew
Director of Community and Economic Development
City Hall
42 Ridge Street
Glens Falls, NY 12801

Dear Mr. Bartholomew:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Glens Falls's consultant, Barton & Loguidice, D.P.C., dated November 18, 2019, for a state acknowledgement letter for a Federal Year 2020 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Glens Falls plans to submit a Brownfield Community-wide Assessment Grant application for hazardous substances in the amount of \$300,000. Focus of the funding will be to conduct Phase I and Phase II Environmental Site Assessments in the limits of the City of Glens Falls. In addition to the site assessments, funding will be allocated to conduct associated planning (including remediation planning) and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, the City of Glens Falls may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett
Director
Bureau of Program Management

ec: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
J. Swartwout, DEC Albany
R. Huyck, DEC Region 5
S. LeFevre, Barton & Loguidice



Department of
Environmental
Conservation

1. Project Area Description and Plans for Revitalization (40 points)

1.a. Target Area and Brownfields (15 points)

1.a.i. Background and Description of Target Area (5 points)

The City of Glens Falls, located three and a half hours north of New York City tucked along the Hudson River at the base of the Adirondack Park, bustles with a mix of traditional manufacturing, financial services and healthcare, and a vibrant entrepreneurial culture creating hundreds of locally-owned businesses. Glens Falls is a “rust belt” mill town with 14,439 people firmly rooted in the Hudson River, considered to be one of the most historic, scenic, powerful, but also polluted rivers in the country. The River once supported massive logging operations that provided water power to spawn more than 15 paper and textile mills and more than 30 other factories within the region. From the early 1900s to the 1970s, these mills employed more than 7,500 workers and supported the construction of working-class neighborhoods, schools, churches, a regional hospital, and the City’s downtown retail center.

The City’s “rust belt” literally forms an industrial corridor running east to west through the heart of Glens Falls. Anchored by Broad, South, and Warren Streets, this “Gateway Industrial Corridor” connects the City to New York City and Montreal via Interstate 87 near the City’s western boundary, and to Vermont and New England at the eastern edge of Glens Falls. Since the early 1980s, the shutdown of at least 12 paper, cement, and pigment factories and more than 20 suppliers, warehouses, and service businesses within the Gateway Industrial Corridor has created a trail of blighted properties, neglected gas stations and former dry cleaners, and abandoned and foreclosed homes and apartment houses coupled with stagnant home values for financially distressed families. In that wake the adjacent factory neighborhoods along Warren and Broad Streets suffer from higher rates of absentee apartment ownership (more than 60%), substandard housing (60 to 70%), crumbling sidewalks, and concentrations of abandoned and foreclosed “zombie” properties approximately twice the incidence of these properties in the rest of the City.

The Gateway Industrial Corridor covers nearly 300 acres and qualifies for HUD Community Development Block Grant (CDBG) funding with more than half of its 4,400 residents having low and moderate income. The Broad Street portion of the Corridor has been designated a federal Opportunity Zone and provides an accessible direct truck route to the Interstate. New York State has also designated parts of Broad and South Streets under the Downtown Revitalization Initiative (DRI), providing the City \$10 Million in financial assistance and technical resources to attract developers to renovate industrial properties or construct new in-fill housing, offices, and retail businesses to replace surface parking lots and dilapidated mills, bars, and boarding houses. The entire Corridor is also part of the State’s Brownfield Opportunity Areas (BOA) Program due to the high concentration of vacant and underutilized properties being studied for economic and recreational reuse through that program’s visioning and resident outreach process (BOA Grants awarded for Warren Street - \$74,000; and Broad and South Streets - \$124,000).

1.a.ii. Description of the Priority Brownfield Site(s) (10 points)

The City has developed a robust inventory of Brownfield properties using previous EPA grant funds and three planning projects under the State’s BOA Program focused on the Warren, South, and Broad Street Corridor targeted in this proposal. For this targeted Corridor, the City has identified up to 28 potential Brownfield sites that are currently vacant, abandoned, and underutilized. The City’s review of preliminary site characteristics indicates that most of these properties could be eligible for Phase I and Phase II Environmental Site Assessments (ESAs) based on their likelihood for reuse within the next three years as a result of public and private interest

sparked by the City's Downtown Revitalization Initiative (DRI) and growing redevelopment efforts in the Warren Street area at the City's eastern boundary.

Eight (8) priority sites targeted for cleanup and reuse within this Corridor are summarized in the table below along with notes about desired reuse options. These priority sites are adjacent to or near major economic attractions including the World Awareness Children's Museum, the Hyde Collection Art Museum, and the Cool Insuring Arena (multi-purpose sports and special event center). Several sites directly overlook the Hudson River which lines the City's southern boundary. On the South and Broad Street side of the Corridor, a former warehouse with truck access to I-87 and a derelict garment factory have the potential for commercial and residential uses to attract permanent residents, including young professionals, to the center of the City.

Site Name and Address	Former Use(s)	Possible Reuse Outcome(s)
Former Ford Garage* 109 Warren Street	Auto dealership, gas station, auto body shop	1.5 acres next to Children's Museum; hotel / retail and apartments at east edge of downtown
Buckley Tire and Auto* 254 Warren Street	Auto repair, former auto dealership and service	Small retail and in-fill housing at the City's East End
Native Textile* Warren Street	Knitting, fabric dyeing, and finishing operations	Light manufacturing, distribution, and craft-type production businesses
Former Gas Station and Auto Repair Cluster* 115-127 Warren Street	Multiple auto repair and body shops, adjacent former gas station	1+ acre at a high-traffic intersection next to 109 Warren. Apartments with retail overlooking Hudson River.
Bar and Strip Joint* 3 Shermantown Road	Former Tavern & Night-Club since 1950s	Half acre pocket park, parking, and bike repair station as a connector between Feeder Canal and Bikeway
Garment Factory 46-56 South Street	Textile Manufacturing, Bars, Taxi Office	Downtown mixed income apartments and retail across from new year-round Marketplace on South (DRI)
National Guard Armory* 147 Warren Street	State Armory and Training Center	60,000 square feet with gymnasium and meeting space, community rooms, and possible youth center
Former Warehouse / PODs and Truck Storage 79 Broad Street	Moving company and freight storage facility	Townhouse style housing; indoor recreation for West End residents near a non-profit Youth Center

The need to assess these properties is heightened by their proximity to recreational facilities including the Glens Falls Feeder Canal used by residents and visitors to connect the City with the Town of Queensbury to the west and Washington County to the east. The sites with an * are also located within a potential Environmental Justice area surrounding Warren Street as identified by the NYS Department of Environmental Conservation (NYS-DEC). This neighborhood of more than 1,000 people consists of retired mill workers with dwindling pensions, chronic health problems, and low property values in part because of nearby blighted factories and vacant lots. **1.b.**

Revitalization of the Target Area (15 points)

1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 points)

The primary objective of the City's Brownfields Program (since 2000) is to redevelop existing industrial and commercial structures to attract and foster new business and quality of life investments. The City is land-locked by the Hudson River to the south and the suburban Town of Queensbury on all other sides. Most of the City's 3.9 square miles has already been developed, and up to 40% of all parcels within the Gateway Industrial Corridor spanning the entire width of the City include shuttered commercial and industrial sites. Based on their prior land uses and taking into account information obtained from NYS-DEC databases, City-sponsored business surveys, and already completed Phase I ESAs, it is believed that a majority of these former commercial and industrial sites contain contaminated soil and/or groundwater, in addition to asbestos, lead-based paint, and other hazardous materials in the remaining structures.

In 2016 the City was awarded one of the State's first \$10 Million Downtown Revitalization Initiative (DRI) awards to concentrate public investment on transformational redevelopment projects along South and Broad Streets in the middle of the Gateway Industrial Corridor targeted under this proposal. The DRI implementation process involves creation of a new downtown arts district, a building facade improvement program, and demolition and redevelopment of a dilapidated boarding house and former off-track betting parlor to encourage a private developer to construct new mixed income housing and first floor retail space and including an indoor-outdoor marketplace building (to be owned by the City) to bring fresh produce and other craft products to residents and offer unique community cooking and meeting space for non-profit organizations.

EPA Brownfields Assessment Grant funding will help spread the momentum created by the DRI investment to the larger Gateway Industrial Corridor, which is still plagued by former dry cleaners, auto repair shops, and mid-sized textile factories with little evidence of any past clean-up. Desired end uses for the Gateway Corridor are consistent with the revitalization objectives now being implemented by the City and its economic development partners: 1) Encourage and attract value-added light manufacturing and exporting businesses in order to promote higher-wage job growth; 2) Establish mixed-income housing through in-fill development within the downtown and former factory neighborhoods; 3) Create "shovel-ready" smaller sites to attract locally-owned entrepreneurial ventures; and 4) Expand green space to improve access to the Hudson River and Feeder Canal Trail and promote non-vehicle mobility and personal fitness. These goals are consistent with planning documents adopted by the City including: Masterplan (2001), Downtown Redevelopment Plan (2013), Community Development Block Grant (CDBG) Action Plan (Annual), Community Challenge Regional Sustainability Plan (2013, HUD), the Warren and Broad Street BOA Pre-Nomination Studies, and the Downtown Revitalization Initiative (2016).

In addition, the Glens Falls Feeder Canal towpath and adjacent open spaces are being considered by the non-profit Feeder Canal Alliance and the City for new or expanded trail connecting points and pocket parks to connect the City's east and west ends with Washington County and the Town of Queensbury and Lake George Region. The Warren County Bikeway also intersects with Warren Street half a block from at least four of the priority sites listed earlier. Assessment and reuse planning activities for these sites will include consideration of trail improvements and street crossing upgrades to connect the Bikeway with the downtown business district to the west and the Feeder Canal trail which is being incorporated within the State's Empire State Trail system promoted by the Governor.

1.b.ii. Outcomes and Benefits of the Reuse Strategy (5 points)

As previously described, the Gateway Industrial Corridor qualifies for HUD Community Development Block Grant (CDBG) funding under the City's Entitlement Program, with more than half of all residents having low and moderate income, and Broad Street has been designated as a

federal Opportunity Zone which is marketed by City and County economic development agencies. Combined with EPA assistance and the \$10 Million DRI award, the City will use its Brownfields Program to encourage the cleanup and redevelopment of the Gateway Industrial Corridor and provide other public incentives to achieve the following desired objectives: a) Renovate vacant commercial properties to attract new businesses; b) Increase the supply of affordable and market-rate housing, including in-fill and special needs housing on vacant neighborhoods lots; c) Improve access to the Feeder Canal Trail adjacent to the Hudson River; and d) Enhance pedestrian and bike connections to sidewalks, parks, and the nearby Warren County Bikeway linking Glens Falls to Washington County and the Lake George Region.

Expected outcomes associated with this Program include the remediation and redevelopment of at least three (3) Brownfield sites within the target Corridor, the creation of 12 to 15 new jobs, a 25% increase in assessed taxable value of current Brownfield sites, the improvement of at least one-half additional acre of open space and/or recreational facilities parallel to the Hudson River, and the creation of sidewalks and pedestrian safety features to link the Feeder Canal Trail and the Hudson River waterfront to the downtown. With regards to the creation of new jobs, business owners will be encouraged to utilize workers that are trained through the City's second EPA Brownfields Job Training Program that is currently providing skills training to at least 50 individuals by September 2020.

We believe these outcomes are attainable for Glens Falls, and we have seen similar past success with prior EPA Assessment Grants (2003, 2009, and 2013). A regional mental health non-profit has completed its Planning Board review process for the construction of a 28-unit transitional housing facility for domestic violence victims and mental health patients on a former iron foundry site off of Warren Street that received EPA Phase I and II ESA funding between 2015 and 2016. That assessment work encouraged the prior owner to remove materials and debris and have the site re-tested for contamination before it was sold last year to the regional mental health services agency for this beneficial new housing project to be constructed in 2020.

1.c. Strategy for Leveraging Resources (10 points)

1.c.i. Resources Needed for Site Reuse (5 points)

Glens Falls already has access to financial resources needed to induce clean up and redevelopment work for targeted Brownfield sites. The City has invested more than \$33 million in local borrowing and State and federal funding over the last 15 years to revamp its street, water, and sewer infrastructure within the downtown and adjacent neighborhoods (reconstruction of Warren, Broad, South, Glen Streets and Hudson Avenue since 2005). On the private side, the City is working with developers to offer low interest loans and state and local grants through the DRI and CDBG Program to open new stores and attract offices, restaurants, and apartments to vacant mill buildings and downtown storefronts within the Gateway Industrial Corridor.

Focused on a four-square block area in the middle of this Corridor, the DRI award will leverage a minimum of \$20 million in private financing for mixed-use development, new public-private parking facilities to support downtown retail stores and full-time apartments, streetscape enhancements to attract new businesses, and the creation of a year-round indoor-outdoor farmers marketplace and commercial kitchen facility for community and regional use. Much of the DRI investment is currently focused on making a small cluster of derelict sites shovel ready for developers in the western part of the downtown. The City expects that the proposed EPA Assessment funding will have a similar effect to loosen private investment throughout the rest of the Gateway Industrial Corridor that surrounds the DRI in the downtown, including long-vacant and stagnant Brownfield sites at each end of the City's rust-belt geography.

In terms of public-private cleanup and reuse investment, National Grid is also underway with its own remediation of a nearly three-acre former manufactured gas plant on Mohican Street, bordering the Hudson and offering prime riverfront space connected to communities across the River in northern Saratoga County, the Cool Insuring Arena in our downtown, and the southern half of the Gateway Industrial Corridor targeted in this proposal.

1.c.ii. Use of Existing Infrastructure (5 points)

All potential Brownfield Sites are connected to public water, sewer, and electric service. Natural gas is available throughout Glens Falls, but not all sites have access to enough gas to serve new light manufacturing uses. The City is working with New York State and National Grid to identify gas supply issues and choke points that could hinder private reuse plans. After spending more than \$33 Million since 2005 on new sewer and water lines, storm water drainage, and sidewalks and curbs throughout the Gateway Industrial Corridor, this area has ample infrastructure ready to be tapped by property owners and developers seeking clean and affordable in-fill sites. For the selection of sites that receive proposed EPA Phase I or II assistance, the City will prioritize sites that will be connected to sufficient infrastructure and are close to existing neighborhoods, the public transit system, and walkable sidewalks and links to regional trail systems including the Feeder Canal Trail and Warren County Bikeway.

2. Community Need and Community Engagement (35 points)

2.a. Community Need (20 points)

2.a.i. The Community's Need for Funding (5 points)

The City of Glens Falls is a HUD Entitlement community for the Community Development Block Grant (CDBG) Program, with large portions of Warren Street and South and Broad Streets (affecting 4,480 residents) within the Gateway Industrial Corridor meeting low-and-moderate income guidelines for use of CDBG funding. Between 1975 and 1995, retail sales tax revenue first plummeted and then remained flat, the City lost its minor league professional hockey team in 1999 because of a lack of small business sponsors, and commercial storefronts stayed empty with few entrepreneurs willing to invest in a new business given the lack of foot traffic and high cost of building renovations. At one point in the 1990s, the City estimated the commercial vacancy rate along Warren Street at more than 60%, while almost all of the storefronts on South Street were occupied by late-night bars that attracted out-of-town patrons and associated nuisance activities.

This depressed business climate has put a severe strain on annual City budgets, forced the layoff of one-third of the City's public works staff (which led to deferred maintenance of needed infrastructure), and it forced higher property taxes than those being assessed by the surrounding suburban communities. Even today, the City's median household income of \$48,716 is well below that of New York State (\$62,765) and the rest of Warren County (\$60,222) – (2013-2017 ACS).

2.a.ii. Threats to Sensitive Populations (15 points)

(1) Health or Welfare of Sensitive Populations (5 points)

The Gateway Industrial Corridor contains more than 80% of all vacant or deteriorated commercial properties within the City based on the inventory of 1,200 properties completed with three prior EPA Assessment Grants and a "zombie" property grant (\$75,000) provided through the NYS Attorney General's Office. In addition, substandard housing within this Corridor is estimated to be 60% of all one-to-four family homes and particularly distressed (more than 75%) on the side streets at the eastern end of Warren Street. Police, fire, and code enforcement activity within the South and Broad Street portion of the Corridor are also approximately 30% higher than the rest of the City, with code enforcement dealing with structural decay of homes and quality of life issues. With the use of EPA Brownfields Grant funding, the City will conduct environmental assessments

and asbestos and lead-based paint surveys on deteriorating commercial properties and residential structures so that the properties can be remediated and redeveloped as affordable housing which the residents of Gateway Industrial Corridor desperately need.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)

Unfortunately, there are no federal, state, or local databases which provide disease or health-related statistics on the people residing within the Gateway Industrial Corridor. However, the NYS Department of Health (DOH) has determined that Warren County, which includes Glens Falls as its largest city, has the highest rate of cancer (all forms of cancer combined) out of 62 counties in the State. Governor Andrew Cuomo came to Glens Falls in July 2018 to launch a study of risk factors and underscore the State's desire to identify the root causes of this alarming statistic. In October 2019, the DOH released a draft of the first phase of the study with information related to personal habits such as smoking and alcohol use. However, City officials, public health advocates, and residents have requested that the study be expanded to address other potential causes of cancer such as environmental factors, sources of industrial pollution, and known long-standing brownfield and State Superfund sites near dense residential areas.

The Brownfield sites that exist within the Gateway Industrial Corridor are believed to be contaminated with petroleum products, solvents and degreasers, heavy metals and PCBs, as well as asbestos and lead-based paint. Prolonged exposure to these hazardous substances can lead to not only cancer, but also result in higher than normal incidences of elevated blood lead levels, asthma, asbestosis, and birth defects. In addition, the children living in the Gateway Industrial Corridor are considered to be more susceptible to adverse health conditions and illness due to malnourishment and the lack of medical care which is a characteristic of an Environmental Justice Area. Therefore, with the use of EPA Brownfields Grant funding, the City will be able to identify and remove the hazardous substances and sources of contamination that currently exist within the Gateway Industrial Corridor. In addition, the cleanup and redevelopment of Brownfield sites within the Gateway Industrial Corridor will result in the creation of affordable housing and new jobs and a vastly improved quality of life for the current residents.

(3) Disproportionately Impacted Populations (5 points)

According to the NYSDEC, Warren Street at the eastern end of the targeted Corridor is a "potential environmental justice area." Specifically, nearly 28% of the 1,003 residents in this dense neighborhood (Census Block Group #361130705002) are below the federal poverty level and the median household income of \$31,867 is the lowest among the City's 3 Census Tracts. At the western end of the Corridor (South and Broad Streets), the individual poverty rate is nearly double (30%) the rate for the entire City (16%) and the median household income is \$35,489, only 72% of the median income for the entire City (2013-2017 American Community Survey-ACS). The majority of high poverty households consists of seniors over age 70 (with small pensions and Social Security incomes) and larger families with two or three children, based on the ACS five-year estimates and anecdotal Warren County statistics regarding use of daily assistance programs. The EPA Brownfields Grant will provide the City with the necessary funding to cleanup and redevelop the five priority Brownfield sites that are located on Warren Street, which will result in the creation of new job opportunities for the impoverished families.

2.b. Community Engagement (15 points)

2.b.i. Project Partners (5 points) and 2.b.ii. Project Partner Roles (5 points)

The following partners are engaged with the City's Brownfields Program and will be *directly* involved in public outreach and site inventory efforts. These organizations will also be asked for input on the development of desired reuse options for Brownfield Sites.

Partner Name & (Impacted Population)	Point of Contact (Name, Phone & Email)	Project Role
Plumbers and Pipefitters Local 773 - (<i>Displaced Workers</i>)	Scott D. Martell; (518) 792-9157; Scottm@lu773.org	Provides location for EPA Job Training classes
Glens Falls Housing Authority (<i>Low Income Families/Seniors</i>)	Robert J. Landry, Executive Director; (518) 793-2583	Possible partner for affordable housing
NAACP – Glens Falls Chapter (<i>Displaced Workers</i>)	Mary Gooden; (518) 986-1163	Assist in development of Brownfield inventory
Warren-Hamilton Counties Community Action Agency (<i>Low Income Families</i>)	Lynn Ackershoeck; (518) 793-0636	Life skills training; Refer unemployed to EPA Job Training Program
Glens Falls Senior Citizens Center - (<i>Elderly Residents</i>)	Kim Bren; (518) 793-2189; agreaterglensf@nycap.rr.com	Help with social service and healthcare referrals
Glens Falls Family YMCA – (<i>Families / Single-Parents</i>)	Brian Bearor; (518) 793-3878;	Outreach to families; Planning for Recreation
Adirondack / Glens Falls Transportation Council	Aaron Frankenfeld; (518) 223-0086; info@agftc.org	Reuse plans connected to mass transit routes
Glens Falls Industrial Development Agency	Judith A. Calogero; Tel: (518) 691-0537	Market properties and financial incentives
City of Glens Falls Urban Renewal Agency	Daniel Hall, (518) 761-3805; mayor@cityofglensfalls.com	Assist with site cleanup and preparation

2.b.iii. Incorporating Community Input (5 points)

The City of Glens Falls has created a volunteer Brownfields Team and a comprehensive Community Involvement Plan (CIP) to inform affected residents, elected officials, and community groups about Brownfield assessment activities and specific clean-up projects. The City uses this Plan to solicit comments regarding environmental findings at sites and review potential redevelopment plans with residents of affected neighborhoods. The City will update its CIP and encourage public participation at a minimum on a quarterly basis through workshop meetings, fact sheets, website postings, and through partner agency meetings held within those areas.

3. Task Descriptions, Cost Estimates, and Measuring Progress (50 points)

3.a. Description of Tasks/Activities and Outputs (25 points)

3.a.i. Project Implementation (10 points)

The City has empowered its volunteer Brownfields Team to coordinate activities in conjunction with the Brownfields Coordinator, Mr. Edward Bartholomew. The Brownfields Team includes members of the Greater Glens Falls Local Development Corporation (LDC), Common Council members representing the Gateway Industrial Corridor, downtown property and business owners, and members of social service organizations and interested citizens.

Over the past 15 years and using prior successful EPA Brownfields and three State of NY BOA grants, the City has identified more than 35 viable sites yet to be investigated, 8 of which have the potential to serve as catalytic redevelopment projects within the Gateway Industrial Corridor. As this EPA Brownfields Assessment Grant progresses, other Brownfield sites will be identified based on the following criteria: 1) Level of perceived contamination and threat to human health and the environment; 2) Potential for actual site redevelopment work and job creation within one to three years of completion of a Phase I ESA; 3) Level of community support for the cleanup

and reuse of the particular property; and 4) Degree to which the proposed end use is compatible with the City's annual CDBG Action Plan and the Downtown Revitalization Initiative (DRI).

3.a.ii. Anticipated Project Schedule (5 points)

Upon award of this Assessment Grant, the City will undertake a competitive procurement process under 40 CFR 31.36 using a written RFQ to select a Qualified Environmental Professional (QEP) within 4 months to implement the Gateway Industrial Corridor Assessment Program. While the RFQ process is underway, the Brownfields Team will oversee the compilation and initial characterization of the Brownfields inventory, which will be completed within the first 7 months. Evaluation of assessment candidate properties will occur between months 8-11 with input from the Brownfields Team and the QEP. The performance of Phase I and Phase II ESAs will generally occur between months 12-30, unless a particular site with high reuse potential is determined to be ready with an eligible property owner at an earlier date. Site access has already been discussed by the City with existing property owners for the 8 priority sites, while development of cleanup and reuse plans will occur during months 24-36 of this Program.

3.a.iii. Task/Activity Lead (5 points)

The selected environmental consulting firm will be responsible for the performance of all technical aspects of this Program with guidance from the volunteer Brownfields Team and regular (weekly) oversight from the City's Brownfields Coordinator. The Brownfields Team is familiar with EPA funding and recent brownfield planning efforts, having been involved in various brownfield assessment and reuse planning activities since the mid-2000s.

3.a.iv. Outputs (5 points)

The City will complete 24 Phase I ESAs and 6 Phase II Site Investigations under this Program. In addition, cleanup and reuse plans will be developed for each of the 6 Phase II Sites.

3.b. Cost Estimates (20 points)

The City is requesting \$300,000 in Hazardous Substances funding. The following tasks will be performed to implement this Program, and 90% of the requested \$300,000 will be allocated directly to Phase I ESAs, Phase II Site Investigations, and the development of site cleanup cost estimates and end use feasibility plans for priority Brownfield sites.

Task 1: Direct Programmatic activities associated with quarterly performance and annual MWBE reporting, including ACRES data inputs for assisted Brownfield Sites, coordination and oversight of environmental contractors, travel associated with EPA-sponsored Brownfields conferences, and preparation of regular payment requests and documentation in accordance with all federal requirements and regulations.

- Brownfields Coordinator for 3 hours per month at \$50 per hour x 36 months = \$5,400
- Travel to EPA Region 2 Roundtables (periodic) and the National Brownfields Conference (one time during the grant period) = \$2,400

Task 2: Community Involvement/Outreach activities include the preparation of fact sheets and press releases (in English and Spanish) to update the community on the progress of Brownfields assessment activities. This task also covers the up-loading of program information to the City's recently revamped Website and routine attendance at Common Council meetings, City-sponsored forums, and other neighborhood outreach opportunities.

- Brownfields Coordinator for 6 hours per month at \$50 per hour x 36 months = \$10,800
- Community Involvement Outreach (paper supplies, printing, postage) = \$150

Task 3: Phase I and Phase II ESAs. The City will complete up to 24 Phase I ESAs and up to 6 Phase II site investigations, including the preparation of generic and site-specific work plans,

health and safety plan, and the generic QAPP, as well as final site investigation reports in hard printed form for community use and electronically for City and EPA records:

- 24 Phase I assessments at a cost of \$3,750 each (average) = \$90,000
- 6 Phase II investigations at a cost of \$23,500 each (average), for a total of \$141,000
- 1 Generic QAPP and 6 Site-Specific Sampling and Monitoring Plans = \$15,000
- Brownfields Coordinator review of ESA Reports for 105 hours at \$50 per hour = \$5,250

Task 4: Preparation of site cleanup alternatives with cost estimates and property reuse options for 6 selected Phase II Sites or as identified by the Brownfields Team as having significant reuse potential within 12 to 18 months of completion this EPA Program.

- Evaluate 6 sites at an average cost of \$4,375 per site = \$26,250.
- Brownfields Coordinator review of Reuse Reports for 75 hours at \$50 per hour = \$3,750

Budget Categories	Task 1 Programmatic	Task 2 Community	Task 3 ESAs	Task 4 Reuse	Total
Personnel (\$45.35/hr)	\$4,900	\$9,800	\$4,765	\$3,405	\$22,870
Fringe Benefits (10.2%)	\$500	\$1,000	\$485	\$345	\$2,330
Travel	\$2,400	\$0	\$0	\$0	\$2,400
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$150	\$0	\$0	\$150
Contractual	\$0	\$0	\$246,000	\$26,250	\$272,250
Total Grant Request	\$7,800	\$10,950	\$251,250	\$30,000	\$300,000

3.c. Measuring Environmental Results (5 points)

Pursuant to EPA Order 5700.7, "Environmental Results under EPA Assistance Agreements," the City will be responsible for tracking outputs and outcomes of this Assessment Grant within the Gateway Industrial Corridor. The expected short-term outcomes (one to three years) include the remediation and redevelopment of at least three (3) Brownfield sites, the creation of 10-15 new jobs, a twenty-five percent increase in the taxable assessed value within the Corridor, the creation of 15 new housing units (market rate and/or special needs housing), the capital improvement of one-third acre of open space or an existing park and recreational area, and the creation or reconstruction of 500 feet of sidewalks and/or multi-use trails connecting the Corridor with the Feeder Canal Trail and the Hudson River. With respect to new jobs, business owners will be encouraged to utilize workers that are trained through the City's active EPA Brownfields Job Training Program that has completed two training sessions so far and will complete at least one additional training module during 2020 in conjunction with this proposed program.

4. Programmatic Capability and Past Performance (25 points)

4.a. Programmatic Capability (15 points)

4.a.i. and 4.a.ii. Organizational Structure and Description of Key Staff (10 points)

Programmatic activities will be coordinated by Mr. Edward Bartholomew, who is also the City's Economic and Community Development Administrator and Executive Director of the Warren County Economic Development Corporation (EDC). Mr. Bartholomew is a former Mayor of Glens Falls with extensive experience in municipal administration, public financing, and land

use and development among local, state, and federal agencies. Mr. Bartholomew is the primary staff person coordinating and overseeing the economic development policies of the City in conjunction with the IDA and other partner groups.

An environmental consultant, selected by the federal procurement process, will serve as the environmental project manager of the Assessment Grant on behalf of the City. The selected consultant, including a licensed geologist and supporting environmental scientists, will be responsible for the performance of Phase I and Phase II ESAs and the development of cleanup alternatives and reuse feasibility plans. The consultant will also assist the City with Grant reporting activities and fiscal management tasks, and it will serve as a liaison among the City, affected property owners, EPA Region 2, and the NYS-DEC regarding technical site issues.

4.a.iii. Acquiring Additional Resources (5 points)

The City's long-standing experience with EPA Brownfields Assessment Grants since 2000 and the professionalism of Mr. Bartholomew and City staff involved in the Brownfields Program demonstrates the capacity of the City to retain project leadership should employee turnover occur. In that case, the City will use its standard personnel recruiting procedures (public advertising, Civil Service exams and postings) and full-time Human Resource Manager to recruit qualified staff quickly if a position is vacated. The selected consultant will also be authorized to continue to implement Grant activities with direct oversight from the Mayor and volunteer Brownfields Team in the event the City's Coordinator position changes.

4.b. Past Performance and Accomplishments (10 points)

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (10 points)

(1) Accomplishments (5 points)

The City of Glens Falls has received three EPA Community-Wide Assessment Grants (\$200,000 each in FY-2000, FY-2003, and FY-2009). In addition, the City is the lead recipient of a \$600,000 Coalition Assessment Grant (FY-2013) that is also completed. Those Grants committed their funding for Phase I, II, and reuse planning activities at nearly 90 properties, and at least 10 of these properties have been remediated or are in the process of being redeveloped through public and private investments within South Street using the City's DRI and within the Warren Street area in the eastern part of the City ("Warren Street Square" – market rate housing and offices for a regional senior services organization completed in 2017). In addition, a 29-unit transitional housing complex for homeless, domestic violence victims, and mental health patients is nearing final Planning Board approval for a prior EPA Phase II ESA site in the Warren Street area (Mullen Iron Works). Relevant site-specific data has been entered into the ACRES database.

The City has also received two (2) \$200,000 EPA Environmental Workforce Development and Job Training Grants (2012 and 2016). Under those past and still-active programs, the City has achieved a 69% jobs placement rate. For the City's second Job Training Grant, the third and final training class to be held in 2020 will be marketed specifically to residents of the Gateway Industrial Corridor through our outreach partners to provide OSHA and related cleanup training for residents most likely affected by targeted Brownfield sites that will receive future Assessment funding.

(2) Compliance with Grant Requirements (5 points)

There are no adverse audit findings associated with state and federal grants administered by the City of Glens Falls, including three (3) previous EPA Assessment Grants, the previous and current Environmental Workforce Development and Job Training Grants (2012 and 2016), and the Coalition Assessment Grant completed as of September 30, 2019. For that Coalition Grant, the final EPA drawdown of funds was completed in November 2019 with the final MWBE and financial reports being submitted by the City within 90 days of the Grant's expiration.

Attachment A

Threshold Criteria for EPA Brownfields Assessment Grants

1. Applicant Eligibility - The City of Glens Falls is the sole applicant for the proposed Glens Falls Community-wide Brownfields Assessment Program using FY2020 EPA funding. The City is a “general purpose unit of local government” as defined under 40 CFR Part 31.
2. Community Involvement – The City of Glens Falls has created a Brownfields Team and a comprehensive Community Involvement Plan (CIP) to inform affected residents, elected officials, and community groups about current Brownfield assessment activities and specific clean-up projects. The City uses this Plan to solicit comments regarding potential hazards and environmental findings at investigated sites and review redevelopment plans with residents in affected neighborhoods. The City will update its CIP and continue to encourage public participation upon approval of this Assessment Grant proposal.

For this Brownfields Assessment Program, the City will utilize media outlets including local daily and weekly newspapers (*The Post-Star* and *Chronicle*), cable access television based in Glens Falls (*Look TV8*), Crandall Public Library, and the City’s Economic and Community Development Office, and regular neighborhood meetings held by Common Council members in affected Brownfield site areas. In addition, the City will develop a new Brownfields Assessment grant web page on its website that will be used to provide the public with updates regarding the progress of the Brownfields Assessment Program. Furthermore, the City will utilize its Facebook page and Twitter account to inform the public of the Assessment Grant award, and to provide the public with a means by which to solicit comments about specific properties of interest and interact with the City on the status and progress of the Program. The City will also implement the following actions to ensure that the community is informed about Brownfield cleanup and redevelopment activities:

- Special Brownfield Meetings will be held to discuss the Brownfields Assessment Program. The Program will be advertised in local newspapers and on the City’s website. Two public meetings are planned. At the first meeting, the City will introduce the staff who will oversee the project, and explain how the Program will fit into the larger strategic development and downtown revitalization efforts undertaken by the City. Staff will present the approach to be used in the performance of ESAs, the criteria to be used in selecting specific sites, and the development of cleanup and reuse plans. A second public meeting will be advertised and held to answer questions about the ongoing results of the project during the first quarter of the third year of the three-year project period.
- Outreach to stakeholders, such as fact sheets describing specific targeted Brownfield sites, cleanup alternatives, and general program status will be distributed to all Common Council members, property owners, non-profit civic organizations, downtown businesses, and neighborhood groups within the Warren-Broad Street Corridor. These materials will be prepared in both English and Spanish (although there are no concentrations of minority populations in Glens Falls) and updated as needed throughout the project period.

3. *Expenditure of Assessment Grant Funds* – Refer to the attached documentation from the www.ASAP.gov website which indicates that the City of Glens Falls has drawn down more than 70% of the awarded funding for both the Hazardous Substances and Petroleum Assessment grants.

BUILD: 2019.10.17(29.1.0.2) | CLONE: (ASAPGov_Cluster_Clone4) | Current Cycle Date: 11/19/2019

Edward Bartholomew
Working For 3645838
[Home](#) [Enrollments](#) [Payment Requests](#) [Agency Functions](#) [Reports](#) [Inquiries](#) [Help](#) [Log Off](#)

Initiate Payment Requests (PR)

Step 2 of 4
Enter Payment Transactions
[Display Selection Criteria](#)

Payment Request Type : Individual
Payment Method : ACH
Bank Relationship : 021302554****1875
Requested Settlement Date : 11/20/2019

Your criteria matched 4 account(s)
1 account is not shown as it is unavailable for payment or already selected

Recipient : CITY OF GLENS FALLS (3645838)

Federal Agency : ENVIRONMENTAL PROTECTION AGENCY (68126933)

Cash on Hand : \$

Total : \$

Account ID	Account Status	Requestor Reference Number	Available Balance	Amount Requested	Remittance Data
BF96286514	Liquidated	<input type="text"/>	\$1,515.86		
BF96286514 - G200OR00	Liquidated			\$ <input type="text"/>	+
BF96286714	Liquidated	<input type="text"/>	\$25,067.36		
BF96286714 - G200NY00	Liquidated			\$ <input type="text"/>	+
JT96272616	Open	<input type="text"/>	\$102,708.80		
JT96272616 - C200OJ00-BF JOB TRAINING	Open			\$ <input type="text"/>	+
JT96272616 - G200OJ00-BF ASSESSMENT CLEANUP	Open			\$ <input type="text"/>	+

[Continue](#)[Sort](#)[Cancel](#)[Help for this Step](#)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Glens Falls

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0804569160000

d. Address:

* Street1:

City Hall, 42 Ridge Street

Street2:

* City:

Glens Falls

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

12801-3505

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Edward

Middle Name:

M

* Last Name:

Bartholomew

Suffix:

Title:

Director of Economic & Community Development

Organizational Affiliation:

City of Glens Falls, New York

* Telephone Number:

518-761-6007

Fax Number:

518-761-9053

* Email:

ebartholomew@edcwc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Glens Falls Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: